

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

MEETING OF JULY 11, 1996

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, July 11, 1996 at 7:00 P.M. **in the Police Department (use Police Department entrance on Maple Street), City Hall, 70 Maple Street, Manistee, Michigan.**

## AGENDA

- I. Welcome new member John Serocki  
Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1.
  - B. Site Plan Reviews:
    - 1.
    - 2.
  - C. Questions, Concerns and Consideration of Matters
    - 1. Kendra Rohdy
    - 2. Duane Marquand
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (6/6/96)
  - B. Unfinished Business:
    - 1.
    - 2.
  - C. Other Communications:
    - 1. City Update
    - 2.
  - D. Reports:
    - 1. D.D.A. Update
    - 2. Zoning Board of Appeals
    - 3. Site Plan Review/Historic Overlay Committees
    - 4. Joint City Review/Ordinance Committee
    - 5. Pre-Manufactured Homes - Adult Foster Care
  - E. New Business:
    - 1. Resolution for Jan Gavliniski
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rosa, City Code Administrator  
Kurt Schindler, County Planner  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WXYQ Radio  
Jeff Mikula, Abonmarche  
Dale Picardat, Community Development Officer  
Julie Beardslee, Assessor

# CODE ADMINISTRATOR CITY OF MANISTEE

## MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose

DATE: July 5, 1996

RE: July 11, 1996 Meeting

We hope that you had a good holiday. We would like to welcome new member John Serocki who was appointed to the Commission at the July 2, 1996 Council Meeting. Congratulations go out to Jan Gavlinski for her appointment to the Fourth District Council seat. Enclosed is a letter and resolution thanking Jan for her service on the Commission.

Our meeting is scheduled for July 11th and due to the school board meeting we will hold our meeting in the Police Department. You will enter by using the the Maple Street entrance to the Police Department.

On the agenda we have Kendra Rohdy who is asking to speak to the Commission in regards to a parcel of property owned by the City adjacent to her property on 79 Poplar Street. Enclosed is a letter and a map of the area in question. Duane Marquand asked to speak to the Commission and show a video regarding the proposed Gas Pipeline.

Memos regarding a new position by the insurance company regarding skateboards are enclosed for your review.

With Jan Gavlinski being appointed to the Council we currently have one vacancy on the Commission. This may cause a problem with quorum. If you are unable to attend a meeting please call Denise as soon as possible.

You may want to think of people who would be interested in being on the Commission. Also Chairman Yoder will need to appoint a Planning Commission Member to be a representative on the D.D.A. and Historic Overlay Review Committee. Two members need to be appointed to the hoc planning committee for the M-55 property (see copy of Council Minutes enclosed). If you are interested in any of these committees please let him know.

If you have any questions, please call me at 723-2558. We will see you at the meeting.

JRR:djm

Enclosures



616-723-2558  
FAX 616-723-1546

70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

July 12, 1996

Janice Gavlinski  
319 Lakeshore Drive  
Manistee, MI 49660

Dear Jan,

The City of Manistee Planning Commission would like to Congratulate you on your appointment to the City Council. It is with regret that the Planning Commission accepts your resignation.

During the July 11, 1996 meeting a resolution was passed by the Planning Commission to honor you for your service. The list of Sub-committees and the extra projects you have volunteered for is extensive, your positive attitude and dedication to the Commission will be missed. Please accept this resolution with the heartfelt thanks of the Planning Commission.

Our best wishes go out to you and your family and we look forward to working with you in your new capacity as a Member of City Council.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

Roger Yoder  
Chairman

RY:dm

Enclosures

## *RESOLUTION*

### *Janice Gavlinski*

*WHEREAS, Janice Gavlinski has served on the City of Manistee Planning Commission from July 5, 1994 to June 18, 1996, and*

*WHEREAS, Jan has served as the D.D.A. Liaison since November of 1995, and*

*WHEREAS, Jan. has been active on other Sub-Committees including, Historic Overlay Review, Master Plan Review, High Risk Erosion, Traffic on River Street and many more, and*

*WHEREAS, Jan has been an active Member of the Planning Commission and always volunteered for extra activities, and*

*WHEREAS, Jan was appointed to serve as the Fourth District Council Member on June 18, 1996.*

*NOW, THEREFORE, BE IT RESOLVED that the City of Manistee Planning Commission would like to thank Janice Gavlinski for her dedicated service to the City of Manistee Planning Commission.*

*Roger Yoder, Chairman*

*Jon R. Rose, Code Administrator*

## CONSIDERATION OF CREATING A PLANNING COMMITTEE, M-55 PROPERTY.

On Friday, June 7 the City received formal notice from Senator McManus's office that the Michigan Department of Natural Resources had taken action to release a reverter on 200 acres of the City's M-55 property. This property is located in Section 8 of Manistee Township, immediately south of the Oaks Correctional Facility on both sides of the highway.

Minutes, 6/18/96

Page 5

The City's request to the DNR for the release of their reverter anticipated using the property for economic development purposes; most likely the development of a new industrial park.

This property is expected to provide space for the community's industrial expansion for many years. Proper planning and layout is essential to ensure that the property is used to its highest and best use.

An ad hoc planning committee to develop a master plan is recommended. The committee could include the County Planner; the Director of the EDO Office; the City Planner; two members from the City Planning Commission; two members from the City Council and two or three members from Manistee Township. Because the property is located in Manistee Township it will be necessary to ensure that planning and zoning issues are acceptable to Manistee Township. A proposal has been solicited from the City Engineer on the cost of working with the committee in the creation of a master plan including a site plan and cost estimates for utilities and other infrastructure.

A MOTION was made by Fortier, seconded by Jankowski to create an hoc planning committee for the M-55 property, including the County Planner, the Director of the EDO, the City Planning Official, two members to be named by the Planning Commission, two or three members to be named by Manistee Township and two Council volunteers, and one official from the Village of Eastlake. All voting in favor, 6-0.

June 17, 1996

TO: Parks Commission

FROM: R. Ben Bifoss, City Manager

SUBJECT: Skateboards

In response to continuing requests, we contacted the insurance carrier again regarding skateboards. Previous contacts had indicated a special liability rider would be required with a minimum \$100,000 deductible. As you will note on the attached memorandum from Dale Picardat, the insurance company has substantially changed their position.

We continue to receive requests regarding locations for skateboards. That may be an appropriate topic for consideration by the Parks Commission. Please review the attached and provide any input you may have regarding this issue. Thank you.


RBB:cl

Enclosure

cc. Homer Ramsdell, Parks Foreman  
Jon Rose, Planning Commission

# MEMORANDUM

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TO: R. Ben Bifoss  
FROM: Dale L. Picardat   
DATE: June 3, 1996  
SUBJECT: Skateboards - your memo dated May 22, 1996

Talked to Pete Kurak and he said the insurance company has changed position on skateboarding in City designated areas. No longer a special premium for it. We do need to do the following:

1. Designate an area for skateboarding.
2. Signage i.e.
  - a. Skateboard designated area.
  - b. No permanent skateboard ramps.
  - c. Portable skateboard ramps will be removed.

The City of South Lyon has already initiated this type program which is endorsed by Meadowbrook Insurance. The contact is Rod Cook, City Manager, phone number 810-437-1735.

South Lyon has set up areas for different events in conjunction with the school system on an old play ground. It includes a skateboard area, roller blade hockey rink plus others. They do not allow leaving portable ramps on the field, if left their, they are disposed of. However, the city just build a cement ramp about 18 inches high. Designed after one built by the

City of Libby Montana  
185 Airfield  
Libby MT.

As a result, insurance carrier is backing off of ramp construction in the skateboard area.

Item of concern at both South Lyon and Libby is not "liability" problems but vandalism and influx of kids from neighboring cities/areas.

Rollerblading is considered as no different than joggers as far as insurance is concerned.

Pete Kurak said he would send a letter saying that "skateboarding" is no longer considered as additional premium coverage event.

cc: Jack Garber  
Homer Ramsdell

7-11-96  
JUN 11 1996

June 5, 1996

Planning Commission  
C/O Jon Rose  
70 Maple Street  
Manistee MI 49660

Dear Planning Commission Members:

I am writing this letter to request that the Planning Commission place on there agenda for an upcoming meeting, to consider selling a parcel of property that is owned by the City of Manistee.

My husband and I own Lot 7 Block 5 Green's Addition to the City of Manistee, which is located at 79 Poplar Street. We are interested in purchasing that portion of Lot 13 Block 6 from the North line of our property line to the South line of Water Street, which would be approximately 25 ft. This vacant parcel is currently owned by the City of Manistee.

Thanking you in advance for your consideration in this matter.

Sincerely,

  
Kendra Rohdy

enclosure

cc: Ben Bifoss



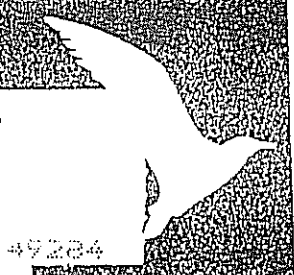


7-11-96

ey is on page 16 of today's Daily News

WYNN

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HOAG & SON BOOK BINDERY  
127 RAILROAD ST  
ATTEN: TERRY RODGERS  
SPRINGPORT, MI.



49284



FRIDAY, MAY 13, 1994 50¢

LUDINGTON, MICHIGAN

# Gas leak forces some residents from their homes

By CHUCK STAFFORD  
and CHERYL HIGGINSON  
Daily News Staff Writers

A ruptured gasket let gas escape from a pumping station on Fisher Road, near the Victory Corner Road intersection shortly after midnight today. It led to the evacuations of some Victory Township residents and sent four people to area hospitals where they were treated for gas inhalation symptoms and released following the 12:15 a.m. incident.

The facility, owned by Manistee Gas Limited, collects the gas, which includes potentially deadly hydrogen sulfide gas, from area wells and sends it to a processing facility in Brown Township, in northeast Manistee County.

"Actually a small amount of gas escaped," said Mason County fire chief Ron Pedersen. "We thought at the very beginning it was actually really major but it turned out not to be.

"There really was never any need for evacuation. There were several people who left their homes, probably more because of the smell than the actual danger. The smell is bad but there wasn't any danger. The concentration wasn't high enough because the gas pipeline company responded and got it shut off quick enough."

About a four-inch line with 950 pounds of pressure was leaking, according to Pedersen. The company

problem. The Mason County Sheriff Department was notified by Dow Chemical Company security at 12:35 a.m. after residents called Dow erroneously thinking the smell was from a Dow well.

"By the time everybody responded and closed the road in the mile section, the gas company was already there and had it shut off," Pedersen said. "What we thought was going to be a major incident actually turned out to be quite minor and actually cleared in an hour or so. In that kind of situation you treat it as the worst case scenario first."

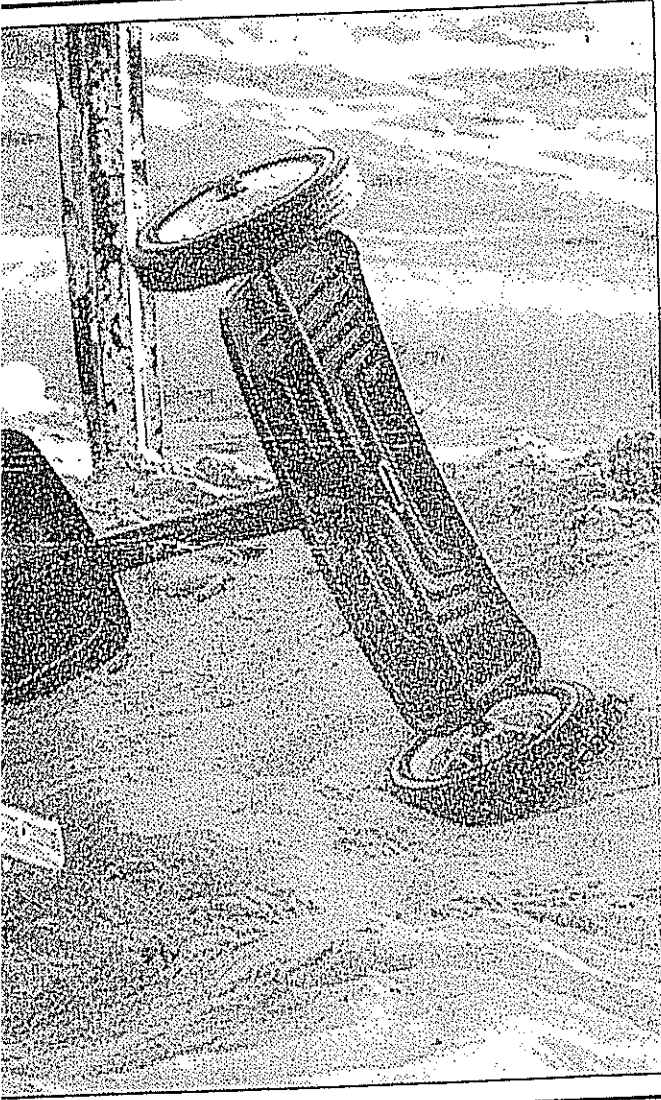
Basin Pipeline Company was the responding company.

"From what I understand, the automatic valves sensed the pressure fluctuations and had already shut off. What really just leaked was the gas in the line between the two places it shut off at," Pedersen said. "The pipeline company assured us there wasn't any danger."

Nevertheless, four people went to area hospitals to be treated for gas inhalation

Mrs. Anthony Mazur, 2465 N. Victory Corners Road, was treated and released at Memorial Medical Center.

Three other people were transported to West Shore Hospital in Manistee, according to information given to the Mason County Sheriff Department.



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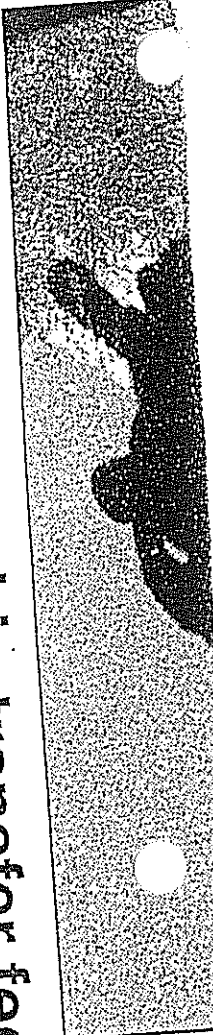
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## Pentwater Township transfer fees to remain same

The Pentwater Township board agreed to keep the waste transfer site fees the same as last year. The township spent nearly \$10,000 to operate the site last year and revenues met less than half the cost of operation. The board will take a look at it for another year before increasing the fees.

After discussing the MichCon renewal contract with a village attorney Gary Nicholson and a representative of the gas company, the board tabled the matter until the June meeting. The board also tabled a request from attorney Larry Konopka, who is representing Mr. and Mrs.

Joseph McDonald, to issue a quitclaim deed on property along Whitney Street, two-track. The tiny parcel had been split by the highway and since has been listed on the tax rolls the last few years as belonging to the state, then by the township and more recently as unknown.

## Gas leak

(Continued from page 1)  
Their names were not available and it could not be confirmed through the Manistee hospital if the three had been treated.

One of about 50 residents evacuated, David Shimel, said the situation was "pretty scary."

"I went outside about 12:30 a.m. to put my bike up on the porch of the house," Shimel told the Daily News this morning. "I heard a very loud hissing noise and the next thing I knew my brother-in-law came whipping in the driveway and said there was a gas leak and they were evaluating people."

"I went back in and grabbed Lisa, the kids and the cat, and we went to her mother's house in town for the night," Shimel said.

Shimel, who has lived in Victory Township all his life, said he doesn't remember anything like this happening before.

"We could smell the gas and it smelled really bad," Shimel said. His home is about a block away from the pumping station, which he said was put on-line this past winter.

Chris Hinkle, who lives at 3309 Fisher Road, right across the road from the station, also evacuated his wife, three children and their dog.

"It's been a problem since it went on line, from steady noise to gas bur-

off with the flame going 30 to 40 feet high, all night," Hinkle said. "It's been bright enough to play baseball by."

Hinkle said he doubts the company had the proper building permit from Victory Township.

"It's got three big diesel engines and it is very loud," Hinkle added. Hinkle said he had noticed the odor for the past week, but said it was particularly strong Thursday.

"There is a sign there that says 'Danger' but there is no telephone number, no way to contact the company," Hinkle said. "When you call MichCon they say all they do is supply the gas, and are not involved with the company."

"When we were leaving I asked a passing MichCon driver how serious it was and he said they would be wearing their masks and suits," Hinkle added.

The gas is sour gas, according to Hal Fitch of the Department of Natural Resources Geological Survey Division, "but we don't think that concentrations ever got high enough to be harmful off the site. Right at the leak there would have been concerns to someone working on it."

"But as far as the residences around there there wasn't concentrations high enough to be a health hazard. We may not know the levels of concentration." According to Fitch, monitors that

workers carried detected levels at the site at eight parts per million.

"Ten parts per million is levels at which you can work for eight hours without breathing apparatus," Fitch said.

Pipeline employees put on safety gear with breathing apparatus as a safety precaution.

"Levels probably didn't exceed that at the residences," Fitch said.

Gas containing hydrogen sulfide is deadly, according to Fitch, and some of the wells in the area have real high hydrogen sulfide content.

"In this case it diluted before it got to any point where it could do any harm," Fitch said.

"It is something we are taking very serious," said Duane Emil of Manistee Gas Limited at Manistee. "The facility was secured by Basin Pipeline Co. emergency services personnel and all sources of gas were shut on the pipeline."

"Unfortunately it appears it was a gasket between two flanges on one side of a mainline valve and some of the gas did continue to escape between the two valves that were shut in. There was obviously some gas that escaped into the atmosphere and we are doing some estimates on the amount that was released."

Gas company personnel took the precautionary measure of evacuating

the immediate area of the site so as to avoid any potential injuries or catastrophes beyond that.

The facility was secured by 1:30 a.m. and the cleanup procedure completed.

The facility has been shut down according to Emil, and to their knowledge there was only the one leak.

An investigation is continuing into what caused the gasket to fail.

"There are no injuries that we are aware of," Emil said.

Residents were notified at 2 a.m. that it was safe to return.

"Whenever company personnel are working in the presence of hydrogen sulfide gas they wear protective equipment until the site is secured."

The flare is used to burn off hydrogen sulfide and is converted to sulfur dioxide which still has an odor but is non-hazardous, according to Emil.

Hamlin Township fire department responded to the scene.

Pere Marquette Township, Grant and Scioville were placed on stand-by. Ludington's command center, with the cellular phones and multi-frequency radios, were paged, however, were turned back before they got started, according to Pedersen.

200-12-200  
200-12-200  
200-12-200

ACCIDENT OCCURRING IN VICTORY TOWNSHIP FARMING COMMUNITY  
Victory 32 Compressor Station on Fisher Road-6 Miles N of Ludington  
May 12 and 13, 1994

CAUSE & STUDY QUESTIONS

1. Defective flange gasket
2. Dames & Moore study-p.20-refers to "several reported incidents" of gasket failure
3. Gasket failures are weakest link in chain, therefore, common. The Three-mile Island accident was a "gasket failure"
4. Dames & Moore study admits-p.2-they cannot assess the "reliability" or "vulnerability" of "fittings, bends, joints, flanges, valves, etc.." because "...detailed design information...appears to be unavailable."
5. Dames & Moore did not look at the weak links in the system proposed for the Manistee neighborhoods.

THE ACCIDENT

1. May 12, 1994 between 11:15 & 11:30 p.m.-Citizens awoke to what they described as a Lear jet taking off & a strong gas smell. Others woke with headaches & found themselves unable to breathe; choking, gagging, & dizzy.
2. Neighbors phoned neighbors.
3. Dow Chemical was called but could do nothing as they no longer owned the facility.
4. Self-evacuation began as breathing became difficult & vomiting began. Wet towels were used over faces to get to vehicles.
5. Air was described as thick, heavy and yellow.
6. The Biemers, living 500 ft. from the facility, could not see to the end of their driveway.
7. Some were fearful of causing an explosion if they started their vehicles.
8. 911, the Sheriff, Police, Fire Dept. were called but had no knowledge of what to do and advised residents to get out.
9. May 13, 12:15 a.m.-1 hr. later- John Stalmack was located by phone. He told Hank Yeager that he "could not recommend evac. without knowing what existed in the immediate area & if Mr. Yeager felt it was a threat to his safety, he should take necessary steps to protect himself.
10. Evacuation continued in a 1/2 mile radius.
11. Mrs. Mazure, in this radius, with heart and respiratory problems was taken by her husband & son to the hospital where she received emergency treatment.
12. 12:35 a.m. - the wind was out of the west at 4-5 mph.
13. 1:05 a.m. - a security guard from Dow Chemical and a Ludington fire fighter volunteered to block traffic and attempted to rouse and evacuate people.
14. 1:28 a.m. - the wind switched and was from the north at 3-4 mph.
15. 1:48 a.m. - the wind switched again and was from the NE at 6-8 mph.
16. 1:30 a.m. - Mr. Stalmack arrived (2 1/4 hrs. after the onset of the leak) & manually closed "a valve on the pig launcher and also closed the valve "downstream: of the meter-run...on the west side of the ...building...(which) secured the source of emission...." The H2S levels were 8-10 ppm at Fisher and N. Victory Corners Road, \_\_\_\_\_ mile from the Station.

17. 2 a.m. - People crossing the Lincoln River Bridge on Jebavy Drive, 4-1/2 miles southwest of the Station drove through a thick, dense cloud with a strong rotten egg odor. The H2S cloud had settled into the Lincoln River valley and had followed it downstream.
18. Approximately 9 a.m. \_\_\_\_\_ miles from the Station in a southeasterly direction from the Station, students who were watching the eclipse on the WSCC campus left the campus feeling nauseated and dizzy, but had no idea why.
19. 8 a.m. - one mile away from the Station, due south, all members of the Nickleson family awoke with headaches and nausea. Their son with asthma had problems breathing. They didn't know why and went to school and work as usual except the mother, who runs the Nickleson Day Care Center out of her home.
20. 10:30 a.m. - eight hours after the valve had been shut, four children, ages 13 months to 4 years arrived at the Nickleson home. Upon entering the basement play area, 3 year old Jacob Hernandez collapsed unconscious. 2 year old JoAnne Anderson, usually active and vibrant upon entering the playroom, lay down on the floor and fell asleep - needing to be roused, and woke but in an extreme state of lethargy. 4 year old Joe Conklin, an asthmatic, had immediate difficulty breathing, vomiting and abdominal pain. 13 month old Claire Paxton fell into a state of extreme lethargy and was overtaken by sleep. All four children were rushed to the Ludington Memorial Hospital. The diagnosis on all four children's hospital reports is: "H2S exposure."
21. Sometime mid-afternoon, May 13 - Farmer Frank Bates, 3/4 mile southwest of the Substation, went to check on his cattle who had wandered down to the Lincoln River valley. 10 of them were dead. The vet ruled the cause of death as "respiratory failure."

\*Excerpts from Dana Schindler's letter to the Manistee City Council at the Work Session on the study done by Dames & Moore.